

LAND REUTILIZATION AUTHORITY
Board of Commissioners
Regular Meeting
SLDC Board Room, 2nd Floor
VIA ZOOM MEETING AND VIA TELEPHONE
May 25, 2022
8:30 a.m.

Due to the current COVID-19 pandemic and the Health Commissioner's Orders, this meeting will be conducted electronically.

In order to ensure all Commissioners and the public are able to connect successfully, we recommend that you call or join via Zoom (for video) starting at 8:15 AM to allow time to troubleshoot any connection issues. The host will open the phone lines and initiate the Zoom meeting at that time. Should you have a problem accessing the meeting, please call 314-657-3749 for assistance.

The public will be able to access the meeting in two ways:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87320459047>

Or One-tap mobile:

US: +19292056099,87320459047# or +13017158592,87320459047#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

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Webinar ID: 873 2045 9047

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People wishing to speak on items on the agenda who are unable to signal and they wish to speak using the Q&A function or who are attending by cell phone should first call in via conference call at 888-278-0296, Access code 3721107, and tell the staff person who answers their name, the item they wish to discuss, and the phone number they will be using to call into the zoom session. They can then call into the zoom session. When the Commission takes comments from the public each person will be called on to speak one at a time by name, and the moderator will open their access to speak.

Zoom may be accessed at www.zoom.us and instructions on its use are available to <https://support.zoom.us/hc/en-us>

People who need accommodations relating to accessibility should contact Myisa Whitlock at whitlockm@stlouis-mo.gov or by phone at 314-657-3749 or 314-589-6000 (TTY). Prior notice of two business days is recommended for accommodation requests.

The Official Agenda was posted on the bulletin board on the first floor lobby of 1520 Market St on (May 23, 2022) by 3:00 PM and items may be withdrawn or modified during the Public Meeting at the discretion of the Commissioners.

A G E N D A

Land Reutilization Authority Board of Commissioners Regular Meeting

SLDC Board Room, 2nd Floor

May 25, 2022

8:30 a.m.

Some Board Members May Attend By Phone

Note: If you would like to speak at the meeting, please log into Zoom by 8:15 a.m. to allow time to sign in and be placed on the list of speakers.

1. Call To Order
2. Minutes of the April 27, 2022 Commission Meeting.
3. Report Of Commissioners
4. Action Of Offers To Purchase
 - a. Offers To Purchase (1-71)
 - b. Multiple Ward Offers (72)
 - c. Mow To Own (73-85) Resolution 22-LRA-667
 - d. Donations (86-88)
 - e. Resolution Authorizing Use of Prop NS Funds To Stabilize Specific Eligible LRA Buildings, As Recommended By Prop NS Staff and the Stabilization Advisory Committee 22-LRA -668
5. Roll Call Vote May Be Held In Open Session To Hold A Closed Meeting Pursuant To The Following:
 - a. Proceedings involving legal actions, causes of actions or litigation or confidential or privileged communications with attorneys or auditors as provided by Section 610.021 (1) RSMo. and/or Section 610.021(17) RSMo.
 - b. Proceedings to discuss matters involving leasing, purchase or sale of real estate as provided by Section 610.021(2) RSMo.
 - c. Proceedings regarding sealed bids and proposals and related documents or documents related to a negotiated contract as provided by Section 610.021(12) RSMo.
6. Financial Reports
7. **THE NEXT REGULAR COMMISSION MEETING IS SCHEDULED FOR JUNE 29, 2022**
8. Adjournment

OFFERS TO PURCHASE LRA PROPERTY—May 25, 2022

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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A. OFFERS TO PURCHASE

WARD 1—ALDERWOMAN SHARON TYUS

1.	5206 Theodosia Ave. Mae L. Hatcher 52—Kingsway West—343	5284-00-01600 25' x 125' 2 Sty. Brick Residence	TS – 2019	\$2,000.00	\$2,000.00
2.	5212 Cote Brilliante Ave. Camille Kittles 52—Kingsway West—343	4511-00-01800 30' x 150 Vac Lot	TS – 2012	\$1,000.00	\$1,000.00
3.	4856 Palm St. Kati Sponsler 55—Kingsway East—301	4453-00-00800 20' x 107.5' 1 Sty. Frm. Residence	TS – 2018	\$1,000.00	\$1,000.00
4.	4953 Terry Ave. Shavette Wayne-Jones 55—Kingsway East—301	4493-02-03500 25' x 127.94' Side Lot	TS – 2017	\$580.00	\$880.00 *
5.	5245 Ashland Ave. Quentin Chambers 52—Kingsway West—342	5951-00-02600 43.75' x 125' 2 Sty Brk 4FF	TS – 2014	\$3,000.00	\$4,000.00
6.	5246 Paulian Pl. and 5250 Paulian Pl. Danny Winston 52-Kingsway West-343	5283-00-00400 30' x 125' Vac. Lot 5283-00-03000 30' X 125' Vac. Lot	TS – 2011 TS-2011	\$1,000.00	\$1,548.00

WARD 2—ALDERWOMAN LISA MIDDLEBROOK

7.	8524 N. Broadway Kevin Dokes 74—Baden—336	4294-00-00600 30' x 191' 2 Sty. Frm. Res.	TS – 2017	\$1,000.00	\$1,000.00
8.	1125 Hornsby Ave. Derrell Howell 74-Baden-333	4288-00-03200 35' x 125' 2 Sty. Frame Residence	TS – 2020	\$1,000.00	\$1,000.00

OFFERS TO PURCHASE LRA PROPERTY—May 25, 2022

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WARD 3—ALDERMAN BRANDON BOSLEY

9.	4023 N 11 th St. Walter Gipson 65—Hyde Park—313	2412-00-01100 30' x 115' 2 Stry. Brk. 2FF	TS – 2021	\$1,000.00	\$2,000.00
10.	1916 Salisbury St. and 1926 Salisbury St. I.S. Construction LLC c/o Ivan Shearer 65—Hyde Park—341	1174-00-00400 85' x 135.83' – Vac. Lot 1174-00-00150 25.66' x 153' – Vac. Lot	TS – 1999 TS – 2013	\$3,200.00 \$2,200.00	\$6,694.00
11.	4350 Desoto Ave. Trudy Bibbs 67—Fairground Neighborhood—311	3353-00-01600 50' x 120' Side Lot	TS – 1994	\$400.00	\$705.00 *
12.	1931 Hebert St. and 1939 Hebert St. Olufemi Folarin 63—Old North St. Louis—341	1139-00-00800 9,730 sq. ft. – Vac. Lot 1139-00-00900 3,567 sq. ft. – Vac. Lot	TS – 1977 TS – 1981	\$822.00	\$9,308.00
13.	2625 N Spring Ave. Marian L. Coffman 59—Jeff Vander Lou—309	2384-00-01200 33.12' x 120' 3 Sty. Brk. 2FF Option Renewal	TS – 2015	\$2,000.00	\$2,000.00
14.	1400 Newhouse Ave Nicole Mingo 65—Hyde Park—313	2410-00-00800 50' x 131' 1.5 Sty. Brk 4FF	TS – 1994	\$3,000.00	\$4,000.00
15.	4000 N. 21 st St. and 4004 N. 21 st St. Kelvin Shah 65—Hyde Park—313	2405-00-00150 40.5' x 123.9' - 2 Sty. Brk. 4FF 2405-00-00250 40.5' x 125.29' - 2 Sty. Brk. 4FF	TS – 2009 TS-2008	\$8,000.00	\$8,000.00
16.	2950 Thomas St. Dionne Moore 59—Jeff VanderLou—256	1005-00-00400 25' x 118.25' Vac Lot	TS-2014	\$1,500.00	\$469.00

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	Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
17.	Double offer w/#18 2619 Natural Bridge Ave. and 2623 Natural Bridge Ave. Willie Percy 65—Hyde Park—314	1248-00-00700 25' x 127.33'-Vac. Lot. 1248-00-00800 25.1' x 127.4' - Vac. Lot.	TS – 1996 TS-2011	\$600.00	\$705.00
18.	Double Offer w/#17 2619 Natural Bridge Ave. and 2623 Natural Bridge Ave. Luke D. McDonnell	1248-00-00700 25' x 127.33'-Vac. Lot. 1248-00-00800 25.1' x 127.4' - Vac. Lot.	TS – 1996 TS-2011	\$2,000.00	\$705.00
19.	1409 Salisbury St. and 1112 St. Louis Ave. Lamont Franks 65—Hyde Park—314 63—Old North St. Louis—319	1187-00-01300 25' x 169.07'-Vac. Lot. 3590-00-00500 15.7' x 112.6' - Vac. Lot.	TS – 1987 TS-1990	\$700.00	\$3,338.00
20.	4026 19 th St. Anthony and Tyanna Broadway 65—Hyde Park—313	2407-00-02100 50' x 152.5' Vac. Lot Counter Back	TS – 2006	\$300.00	\$588.00
WARD 4—ALDERWOMAN DWINDERLIN EVANS					
21.	4569 Evans Ave. Nora J Mays 54—Lewis Place—234	3775-03-03500 25' x 125' Side Lot	TS – 2002	\$1,500.00	\$586.00 *
22.	4010 Greer Ave. and 3118 Rolla Pl. Kristina Owens 56—The Greater Ville—310	3648-00-01100 30' x 136.66' – 2 Sty. Brk. 2FF 4467-03-01900 50' x 110' 2 Sty. Brk. 4FF	Donation TS – 2015	\$6,000.00	\$6,000.00
23.	4421 Greer Ave. Harold Sanders 56—The Greater Ville—307	3618-00-03000 30' x 135.5' Side Lot	TS – 2007	\$700.00	\$740.00*
24.	3908 Maffitt Ave. Marcus Cannon 56 – The Greater Ville – 310	3644-01-02000 25' x 107.5' Vac. Lot Appointing Authority	TS – 2016	\$500.00	\$2,228.00

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25.	3042 Marcus Ave. Cote Brillante Presby. Church c/o Gilda Latham 56—The Greater Ville—307	4461-00-00300 25' x 115' Vac. Lot	TS – 2010	\$300.00	\$616.00
26.	3646 Garfield Ave. Victoria Washington 59—Jeff Vander Lou—309	1879-00-00200 30' x 120' 2 Sty. Brk Res.	TS – 2019	\$500.00	\$1,000.00
27.	4424 Elmbank Ave. Ludene Smith 56—The Greater Ville—307	3618-00-01600 30.25' x 135.5' 2 Sty. Brk Res.	TS – 2014	\$1,000.00	\$1,000.00
28.	3049 Clarence Ave. Terrell Williams 56—The Greater Ville—320	3620-00-04100 52.5' x 89.63' Vac. Lot	TS – 2013	\$500.00	\$924.00
29.	1811 N Taylor Ave. and 1807 N. Taylor Ave. Bettie Taylor 56—The Greater Ville—309	3720-00-03300 25' x 135.5'-Vac. Lot. 3720-00-03200 25' x 135.06'- Vac. Lot.	TS – 1996 TS-1992	\$400.00	\$763.00
30.	4649 St. Ferdinand Ave. and 4651 St. Ferdinand Ave. and 4653 St. Ferdinand Ave. Olandes Hayes Sr. 56—The Greater Ville—308	4471-00-02300 2,132 sq. ft.-Vac. Lot. 4471-00-02400 1,765 sq. ft. - Vac. Lot. 4471-00-02500	TS – 1995 TS -- 1995 TS—2013	\$500.00	\$5,989.00
31.	4415 Kennerly Ave. and 4400 Maffitt Ave. and 4402 Maffitt Ave. and 4406 Maffitt Ave. Redline Transit Express LLC c/o Shirley S. Moore 57—The Ville—309	3707-00-02300 25' x 145'-Side Lot. 3707-00-01800 25' x 145' - Vac. Lot. 3707-00-01700 25' x 145' – Vac. Lot 3707-00-01600 25' x 145' – Vac. Lot	TS – 1990 TS -- 2015 TS—2003 TS -- 2007	\$2,000.00	\$762.00

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WARD 5—ALDERMAN JAMES PAGE

32.	2215 Dodier St. Sonye Rasool 60—St. Louis Place—317	1090-05-01600 35' x 109' 2 Sty. Brk. Res.	TS—2018	\$1,000.00	\$2,000.00
33.	1213 Monroe St. Eric DeBoe 63—Old North St. Louis—319	0639-00-01500 30' x 112.6' 2 Sty. Brk. Res.	TS—2012	\$1,000.00	\$1,000.00
34.	10 Ashley St. PZ Fund VIII Series B, LLC c/o Chris Goodson 64—Near North Riverfront—260	0020-00-00300 53,051 sq. ft. Vac. Lot Option Renewal Request	TS—1996	\$159,153.00	\$159,153.00

WARD 9—ALDERMAN DAN GUENTHER

35.	4638 Nebraska Ave. Mohammad Rafie Sabirie 17-Mount Pleasant-101	2749-00-03300 50' x 124' Side Lot	TS—1992	\$1,000.00	\$2,228.00
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WARD 17—TINA (SWEET-T) PIHL

36.	Double Offer w/#37 4542 Manchester Ave. Juan C. Fuentes 4544 H. Manchester 39—Forest Park SE—222	5047-00-01000 25' x 120.5' Vac. Lot 5047-00-00800 .29 x 120.5 Vac. Lot	Don-1992	\$3,051.00	\$1,570.00 *
37.	Double Offer w/#36 4542 Manchester Ave. and 4531 Swan Ave. Groveland, LLC c/o Austin Barzantny 39—Forest Park SE—222	5047-00-01000 25' x 120.5' 5047-00-03109 43.75' x 119.25' Vac. Lots	Don-1992 TS-2005	\$25,000.00	\$4,313.00 *

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WARD 18—ALDERMAN JESSE TODD

38.	4030 Enright Ave. and 4036 Enright Ave. and 4038 Enright Ave. 2020 Vision Prop. Dev. c/o George Hollie 58—Vandeventer—231	3753-00-01300 30' x 155' – Vac. Lot 3753-00-01200 30' x 155' – Vac. Lot 3753-00-01100 42.5 x 82.5 – Vac. Lot	TS – 1999 TS-2009 TS-1978	\$6,500.00	\$13,956.00
39.	5025 Page Blvd. Corey T. Webster 51—Academy—238	3791-00-04000 25' x 120.6' 2.5 Sty. Brk. 2FF	TS-2012	\$2,000.00	\$2,000.00
40.	3962 Cook Ave. Kelley L. Jordan 58—Vandeventer—231	3742-00-02800 40' x 140' Vac. Lot	TS – 2016	\$700.00	\$938.00
41.	4149 Delmar Blvd. Jessica Preston 58—Vandeventer—231	4874-00-04600 25' x 150' Vac. Lot	TS – 1981	\$3,750.00	\$1,563.00

WARD 19—ALDERWOMAN MARLENE E. DAVIS

42.	3014 Sheridan Ave. Tillie's Corner c/o Miguel and Carla Alexander 59—Jeff VanderLou—256	1030-00-01450 41' x 132.5' – Vac. Lot	TS-2014	\$3,314.00	\$769.00
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WARD 20—ALDERWOMAN CARA SPENCER

43.	3917 Ohio Ave. Lorenzo Collins 16—Dutchtown—144	2566-00-02200 25' x 125' 1 Sty. Brk. Res.	TS-2021	\$3,000.00	\$1,500.00
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WARD 21—VACANT

44.	4153 N. Newstead Ave. Lee V. Smith 69—Penrose—305	4413-00-04100 25' x 100' 2 Sty. Brk. Mixed Use Bldg.	TS – 2016	\$3,000.00	Appraisal
45.	2151 Linton Ave. and 2153 Linton Ave. Brittanie Stokes 66 – College Hill – 312	3393-00-02700 25.12' x 144' 1 Sty. Brk. Res. 25.2' x 142.93' Vac. Lot	TS – 2013 TS-2013	\$1,355.00	\$1,355.00

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	Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
46.	4423 Kossuth Ave. and 4427 Kossuth Ave. Tyrone Brock Sr. 69 – Penrose – 305	4412-03-03900 37.5' x 161' 4412-03-04000 37.5" x 15' Side Lots	TS – 2013 TS-2000	\$1,400.00	\$1,759.00
WARD 22—ALDERMAN JEFFREY L. BOYD					
47.	2611 Union Blvd. LaShanda King 50—Wells/Goodfellow—344	4516-01-01900 530' x 120' 2 Sty. Brk. 2FF	TS-2013	\$2,000.00	\$2,000.00
48.	1308 Blackstone Ave. Dale and Caldonia Mason 78—Hamilton Heights—239	3816-07-00200 30' x 120.4' 2 Sty. Brk. Res.	TS – 2009	\$1,000.00	\$1,000.00
49.	Triple Offer A. 5701 Lincoln Way Aka 5700 Elward Lotus Realty Group c/o Nacole Taylor 70—Mark Twain/I-70—340	4350-00-00910 3.3244 Acres 1-3 Sty. Mixed Use Ind. Bldg. Appointing Authority	TS – 1996	\$20,000.00	\$115,000.00
50.	Triple Offer B. 5701 Lincoln Way Aka 5700 Elward BFW Contracting LLC c/o Frank Wilson 70—Mark Twain/I-70—340	4350-00-00910 3.3244 Acres 1-3 Sty. Mixed Use Ind. Bldg. Appointing Authority	TS – 1996	\$20,000.00	\$30,000.00
51.	Triple Offer C. 5701 Lincoln Way Aka 5700 Elward Delta GF, LLC c/o Larry Deutsch and 4200 Goodfellow 70—Mark Twain/I-70—340	4350-00-00910 3.3244 Acres 1-3 Sty. Mixed Use Ind. Bldg. 4350-00-01100 0.61 Acres 1.5 Sty. Ind. Bldg. Appointing Authority	TS – 1996 TS-2013	\$2,500.00 \$2,500.00	\$30,000.00 \$30,000.00
52.	1328 Temple Pl Nancy Austin 78—Hamilton Heights—239	3816-08-00900 29' x 119.56' 2 Sty. Brk. 2FF	TS – 2013	\$2,000.00	\$2,000.00
53.	3340 Clara Ave. Sierra Porter 50—Wells/Goodfellow—345	5932-00-03700 43.81' x 120' 2 Sty. Brk. 4FF	TS – 2016	\$4,200.00	\$4,000.00

OFFERS TO PURCHASE LRA PROPERTY—May 25, 2022

	Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
54.	5711 Terry Ave. and 5715 Terry Ave. Ethan Jones 50 – Wells/Goodfellow – 345	5243-00-06400 30' x 135' 5243-00-06500 30' x 135' Vac. Lots	TS – 2010 TS – 2007	\$1,000.00	\$1,126.00
55.	2721 Semple Ave. Larry Martin Jr. 50 – Wells/Goodfellow – 344	4824-00-06350 25' x 172.06' Side Lot	TS – 1987	\$468.75	\$469.00
56.	1422 Shawmut Pl. and 1424 Shawmut Pl. Durinda A. Starks 78 – Hamilton Heights – 239	3818-10-00700 25' x 118.5' 3818-10-00800 25' x 118.06' Side Lots	TS – 1981 TS – 1985	\$450.00	\$1,115.00
57.	5645 Page Blvd. Thomas Sleet 78—Hamilton Heights—239	3816-07-03000 27.58' x 84.66' 2 Sty. Brk. 2FF	TS – 1997	\$2,000.00	\$2,000.00

WARD 26—ALDERWOMAN SHAMEEM CLARK-HUBBARD

58.	5170 Page Blvd. Corey T. Webster 51 – Academy – 238	5149-00-00600 26' x 137' 2 Sty. Brk. Res.	TS – 2014	\$1,000.00	\$1,000.00
59.	5184 Page Blvd. and 5192 Page Blvd. Maple Temple Church of God In Christ c/o John Watson 51—Academy—238	5149-00-00300 52' x 108' – Vac. Lot 5149-00-00100 27' x 137.5' – Vac. Lot	TS – 1999 TS – 1999	\$5,200.00	\$10,863.00
60.	6048 Maple Ave. and 6052 Maple Ave. and 6054 Maple Ave. Rayneesh Vassell & Rahale Tulu 48—West End—235	4912-00-00500 52.5' x 90 4912-00-00300 27.5' x 90 4912-00-00200 27.5' x 90' Vac. Lots	TS – 1980 TS – 2008	\$7,000.00	\$10,350.00

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61. Exhibit "A" Helvemas Inc. Bernard and Andrea Raemy 48—West End—236	24971 sq. ft		\$4,000.00	\$16,250.00

Parcel ID	Address	Usage	Source	Front	Side	Lot SF	Value
29910404500	5637-41 Vernon Ave	Vacant Lot	TS-1982	50	113.5	6322	\$4,625.00
29910405300	5663 Vernon Ave.	Vacant Lot	Don-1980	50	126	6341	\$4,625.00
29910405900	5723 Vernon Ave.	Vacant Lot	TS-2011	50	126	6300	\$4,625.00
29910406000	5729 Vernon Ave.	Vacant Lot	TS-2014	50	133.5	6008	\$4,625.00
				200		24,971	\$16,250.00

WARD 27—ALDERWOMAN PAM BOYD

WARD 27—ALDERWOMAN PAM BOYD						
62.	4917 Thrush Ave. Sana Khades 72—Walnut Park East—326	5397-00-04600 30' x 138.16' 2 Sty. Frm. Res.	TS – 2011	\$1,000.00	\$1,000.00	
63.	4957 Beacon Ave. and 5219 Beacon Ave. Donnie Whitfield 72—Walnut Park East—326/327	5320-00-02900 30' x 125' – 1 Sty. Brk. Res. 5531-00-04100 1 Sty. Brk. Res.	Don – 2021 TS – 2020	\$2,000.00	\$2,000.00	
64.	5020 Wren Ave. Joy M. Robinson 72-Walnut Park East	5395-00-00500 50' x 138.5' 1 Sty. Frm. Res.	TS – 2016	\$1,000.00	\$1,000.00	
65.	5266 Genevieve Ave. Betty Elder 72—Walnut Park East—327	5531-00-01900 25' x 125' 1 Sty. Brk. Res.	TS – 2018	\$1,000.00	\$1,000.00	
66.	6033 Emma Ave. Tony G. LaRue 76—Walnut Park West—325	5344-00-03600 25' x 125' 1 Sty. Frm Res.	TS – 2013	\$800.00	\$1,000.00	
67.	5247 Gilmore Ave. 4751 Genevieve Ave. Urban Luxe Properties LLC. c/o Taronda Ransom 72-Walnut Park East – 326/327	5414-00-03200 25' x 142.33' 1.5 Sty. Stucco Res. 5672-01-04000 30' x 125' – 2 Sty. Frm. Res.	TS – 2009 TS – 2012	\$1,000.00	\$2,000.00	

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68.	6018 Thekla Ave. 6021 Thekla Ave. 5471 Gilmore Ave. Anthony Lofton 76—Walnut Park West—325 72---Walnut Park East---327	5347-00-02000 25' x 125' 1 Sty. Frm. Res. 5346-00-02900 25' x 125' 1 Sty. Frm. Res. 37.6' x 138.6' 2 Sty. Brk. Res.		\$3,000.00	\$3,000.00
69.	5712 Acme Ave. 5716 Acme Ave. Candace Carroll 76---Walnut Park West---324	5456-00-00400 30' x 115' Vac. Lot 5456-00-00500 30' x 115' 1 Sty. Frm. Res.	TS – 2010	\$1,000.00	\$1,563.00
70.	5410 Plover Ave Rhonda Cosby 72—Walnut Park East—327	5124-00-00400 50' x 138.5' Side Lot	TS – 2001	\$650.00	\$938.00

B. MULTIPLE WARD OFFERS

WARD 1—TYUS / WARD 27 – BOYD

71.	5349 N. Euclid Ave and 5702 Era Ave. Corey A. Irving Sr. 71—Mark Twain – 329 76—Walnut Park West – 324	5467-00-04000 28' x 125' – 1 Sty. Frm. Res. 5591-00-00100 35' x 116.5' – 1.5 Sty. Frm. Res.	TS – 2012 TS – 1995	\$2,000.00	\$2,000.00
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C. MOW TO OWN

WARD 1—ALDERWOMAN SHARON TYUS

72.	4758 Ashland Ave. Erica Collins 55—Kingsway East—307	4481-03-02000 37.5' x 166.33' Appointing Authority	TS – 2015		
73.	4935 Lexington Ave. Raymondo L. Times 55—Kingsway East—301	4456-00-03100 32.5' x 100' Appointing Authority	TS – 2006		
74.	4911 Farlin Ave. Bobby Jones 69—Penrose—302	4383-16-02000 25' x 100' Appointing Authority	TS – 2001		

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<u>WARD 3—ALDERMAN BRANDON BOSLEY JR</u>					
75.	4353 DeSoto Ave. Trudy Bibbs 67—Fairground Neighborhood—311	3356-00-02900 25' x 120' Appointing Authority	TS – 1993		
<u>WARD 4—ALDERWOMAN DWINDERLIN EVANS</u>					
76.	4129 Kennerly Ave. Shirley Turner and Randy Barnes 57—The Ville—310	3667-00-01700 25' x 162.5' Appointing Authority	TS – 2011		
77.	4565 Evans Ave. Nora J. Mays 54—Lewis Place—234	3775-03-03300 25' x 124.81' Appointing Authority	TS – 2018		
78.	4710 Vernon Ave. K & K Real Estate Dev. c/o Rodney Jones 54—Lewis Place—234	3772-00-01300 31.25' x 145' Appointing Authority	TS – 2003		
<u>WARD 18—ALDERMAN JESSE TODD</u>					
79.	4604 Newberry Terrace Virginia Witherspoon 54—Lewis Place—234	4553-06-01600 32' x 139.5' Appointing Authority	TS – 2014		
<u>WARD 22—ALDERMAN JEFFREY L. BOYD</u>					
80.	2729 Semple Ave. Larry Martin Jr. 50 – Wells/Goodfellow – 344	4824-00-06100 25' x 172.75' Appointing Authority	TS – 2018		
81.	5712 Terry Ave. Ethan Jones 50 – Wells/Goodfellow – 346	5202-00-01400 5202-00-01400 Appointing Authority	TS – 2003		
82.	6005 Harney Ave. Vera D. Credit 76 – Walnut Park West – 325	5343-00-02800 25' x 125' Appointing Authority	TS – 2018		
83.	5253 Gilmore Ave. Michael Davis 72 – Walnut Park East– 327	5414-00-02900 25' x 142.33' Appointing Authority	TS – 2017		

OFFERS TO PURCHASE LRA PROPERTY—May 25, 2022

	Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
84.	5528 Robin Ave. Harold & Georgianna Walker 72 – Walnut Park East – 327	5133-00-01000 25' x 138.5' Appointing Authority	TS – 2010		

D. DONATIONS

WARD 4—ALDERWOMAN DWINDERLIN EVANS

85.	4029 Maffitt Ave. Isreal of God's Church c/o General Trustees 56 – The Greater Ville – 310	3650-00-02700 25' x 142.6' 2 Sty. Multi Family Res.			
86.	3021 New Ashland Pl. Diannah Evans 56—The Greater Ville—310	4466-00-04610 79.6' x 134.5' 2 Sty. Single Family Res.			

WARD 22—ALDERMAN JEFFREY L. BOYD

87.	5729-33 Labadie Ave. Carloyn Daily 50-Wells Goodfellow—345	5238-00-06100 42' x 101.1' 2 Sty. Brk. 4FF			
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RESOLUTION NO. 22-LRA-668
PRESENTED TO THE BOARD MAY 25, 2022

TO: LRA BOARD OF COMMISSIONERS
FROM: SEAN THOMAS, PROPOSITION NS MANAGER
RE: RESOLUTION AUTHORIZING USE OF PROP NS FUNDS TO STABILIZE SPECIFIC ELIGIBLE LRA BUILDINGS, AS RECOMMENDED BY PROP NS STAFF AND THE STABILIZATION ADVISORY COMMITTEE

EXECUTIVE SUMMARY:

This Resolution authorizes the use of Proposition NS funds to stabilize specific, itemized LRA-owned residential properties determined to be eligible for the Prop NS Program. The specific properties described in this resolution have been evaluated by Prop NS staff, with a numeric rating assigned to each property, based on a community-vetted evaluation rubric, and presented to the Stabilization Advisory Committee for their review and subsequent referral to the LRA Board.

BACKGROUND:

Proposition NS, approved by city voters on April 4, 2017, directs the City of St. Louis to issue \$40,000,000 of general obligation bonds, with no more than \$6,000,000 issued annually, for the purpose of establishing a program to stabilize the structural condition of single-family and multi-family residential buildings owned by the City's Land Reutilization Authority (LRA), or other authorized public entities.

In addition to the voter-approved Ordinance described above, and Ordinance 70956, passed by the Board of Aldermen and signed by the Mayor with an effective date of May 2, 2019, the Board of Commissioners of the Land Reutilization Authority on April 17, 2019, approved a Cooperation Agreement with the City of St. Louis, which includes an Implementation Policy Framework for the Prop NS Program. These documents provide guiding principles and procedures for implementation of the program, as well as detailed criteria to be used in determining which buildings are eligible for stabilization through this program.

On August 20, 2020, the Comptroller of the City of St. Louis reported that the issuance of the first installment of general obligation bonds to fund the Prop NS Program had taken place and that funding for the program would be available to cover Prop NS Program expenditures.

On September 9, 2020, St. Louis Development Corporation (SLDC) staff assigned to the Prop NS Program launched the Prop NS web pages, hosted on the City of St. Louis website. With an online nomination process open to all city residents, property owners in the city, and community-based organizations, members of the public submit recommendations for LRA residential buildings to be stabilized, provided that such buildings meet eligibility requirements, including ownership by LRA, residential use with no more than 6 units, and available for purchase.

After staff review of eligibility and assessment of each building's appropriateness for the program, using a 40-point evaluation scoring rubric that had been established through a community engaged planning process, each nominated property eligible for the program is presented to a 7-member Stabilization Advisory Committee, of which 4 members have been appointed by the Aldermen representing the wards with the highest number of vacant, LRA-owned buildings, and 3 members have been appointed by the Mayor. Upon review of these nominations, the Committee then recommends as many of the properties as they determine appropriate to the LRA Board for their approval.

The program's Implementation Policy Framework states that the "LRA Commission is the final approving authority as to the utilization of Prop NS funds to stabilize LRA buildings."

REQUESTED ACTION:

Approval of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE LAND REUTILIZATION AUTHORITY OF THE CITY OF ST. LOUIS, MISSOURI THAT:

1. The Land Reutilization Authority of the City of St. Louis, Missouri hereby reaffirms the responsibility of Prop NS staff employed by the St. Louis Development Corporation to receive, evaluate, and assess the eligibility of nominations of LRA-owned properties for stabilization to be paid for with funding designated for the Prop NS Program.

2. Prop NS staff are hereby authorized to seek bids and enter into contracts to be paid for with funds allocated to the Prop NS Program for stabilization of the following LRA-owned properties, determined to be eligible for the program, and recommended by the Stabilization Advisory Committee at their meeting on May 10, 2022:

• 4024 Aldine Ave, 63113	Ward: 4	Neighborhood: The Greater Ville
• 4210 Aldine Ave, 63113	Ward: 4	Neighborhood: The Ville
• 3018 N Taylor Ave, 63115	Ward: 4	Neighborhood: The Greater Ville
• 4514 St. Louis Ave, 63115	Ward: 4	Neighborhood: The Greater Ville
• 4516 St. Louis Ave, 63115	Ward: 4	Neighborhood: The Greater Ville
• 4521 St. Louis Ave, 63115	Ward: 4	Neighborhood: The Greater Ville
• 5038 Maple Ave, 63113	Ward: 18	Neighborhood: Academy
• 5076 Cates Ave, 63108	Ward: 18	Neighborhood: Academy
• 5100-02 Wells Ave, 63113	Ward: 26	Neighborhood: Academy
• 5112 Wells Ave, 63113	Ward: 26	Neighborhood: Academy
• 5158 Minerva Ave, 63113	Ward: 26	Neighborhood: Academy
• 4734 Beacon Ave., 63120	Ward: 27	Neighborhood: Walnut Park East
• 4532 Davison Ave., 63120	Ward: 27	Neighborhood: Walnut Park East

3. Because of deteriorated structural conditions that require more work to stabilize than can be achieved within the per building monetary limits established by the Ordinances governing the program, the Stabilization Advisory Committee recommends that the following addresses shall not receive Prop NS funding for their stabilization:

• 3004 Lee Ave, 63107	Ward: 3	Neighborhood: Fairground
• 4205 Aldine Ave, 63113	Ward: 4	Neighborhood: The Ville
• 4207 Aldine Ave, 63113	Ward: 4	Neighborhood: The Ville
• 4211 Aldine Ave, 63113	Ward: 4	Neighborhood: The Ville
• 1519-23 Billups Ave, 63113	Ward: 4	Neighborhood: The Ville
• 4561 St. Louis Ave, 63115	Ward: 4	Neighborhood: The Greater Ville
• 5143 Minerva Ave, 63113	Ward: 26	Neighborhood: Academy

4. This Resolution shall take effect and be in full force immediately after its passage and approval by the governing body of the Authority.

ADOPTED this 25th day of May, 2022.

THE LAND REUTILIZATION AUTHORITY OF THE CITY OF
ST. LOUIS, MISSOURI

(SEAL)

Gail A. Brown
Secretary

ATTEST

Doretha Nickson-Harris
Assistant Secretary

Resolution No. 22-LRA-668